

- 1 4. The sixteen (16)-foot-wide partial paved alley right-of-way located from Cedar Street right-
2 of-way east to the UAMS Boulevard (Pine Street) right-of-way within Block 11 Plateau
3 Addition; and,
- 4 5. The fifty-two (52)-foot-wide paved Capitol Avenue right-of-way located from east to west
5 between Jack Stephens Drive and UAMS Boulevard (Pine Street) adjacent to Blocks 11, and
6 12 Plateau Addition and Blocks 1 and 2 Reyburn and Wright Addition; and,
- 7 6. The forty-four (44)-foot-wide paved 6th Street right-of-way located from east to west between
8 Jack Stephens Drive and UAMS Boulevard (Pine Street) adjacent to Blocks 1,2,3, and 4
9 Reyburn and Wright Addition; and,
- 10 7. The ten (10)-foot-wide undeveloped alley right-of-way located from east to west between the
11 Cedar Street right-of-way and the UAMS Boulevard (Pine Street) right-of-way within Block
12 1 Reyburn and Wright Addition; and,
- 13 8. The twelve (12)-foot-wide undeveloped alley right-of-way located from the 6th Street right-
14 of-way north to the alley between Cedar Street and UAMS Boulevard (Pine Street) within
15 Block 1 Reyburn and Wright Addition; and,
- 16 9. The twelve (12)-foot-wide undeveloped alley right-of-way located north to south between the
17 6th street right-of-way south to the 7th Street right-of-way within Block 4 Reyburn and
18 Wright Addition; and,
- 19 10. The forty (40)-foot-wide paved 7th Street right-of-way located east to west between the Cedar
20 Street right-of-way and UAMS Boulevard (Pine Street) right-of-way adjacent to Blocks 3,4,
21 and 5 Reyburn and Wright Addition; and,
- 22 11. The area adjacent to the 7th Street right-of-way south to the Interstate 630 right-of-way east to
23 west between the Cedar Street right-of-way and the UAMS Boulevard (Pine Street) right-of-
24 way with Block 5 Reyburn and Wright Addition; and,
- 25 12. Pursuant to the conditions set forth in this ordinance legal descriptions and graphic
26 illustrations of the subject abandonment areas are attached as Exhibits A thru D; and,
- 27 13. All street right-of-way- areas to be vacated shall be retained as utility and drainage
28 easements; all alley areas are to be vacated entirely with no residual rights other than those
29 required by Federal, State, and Local Law.

30 **Section 2.** A copy of this ordinance duly certified by the City Clerk, shall be filed in the Real Estate
31 Records of the Recorder of the Circuit Clerk in Ex Officio Recorder of Pulaski County, Arkansas.

32 **Section 3. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
33 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
34 adjudication shall not affect the remaining portions of this ordinance, which shall remain in full force and

1 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of this
2 ordinance.

3 **Section 4. Repealer.** All ordinances, resolutions, bylaws, and other matters inconsistent with this
4 ordinance are hereby repealed to the extent of such inconsistency.

5 **PASSED: June 7, 2022**

6 **ATTEST:**

APPROVED:

7

8

9 _____
Susan Langley, City Clerk

_____ **Frank Scott, Jr., Mayor**

10 **APPROVED AS TO LEGAL FORM:**

11

12

13 _____
Thomas M. Carpenter, City Attorney

14 //

15 //

16 //

17 //

18 //

19 //

20 //

21 //

22 //

23 //

24 //

25 //

26 //

27 //

28 //

29 //

30 //

31 //

32 //

33 //

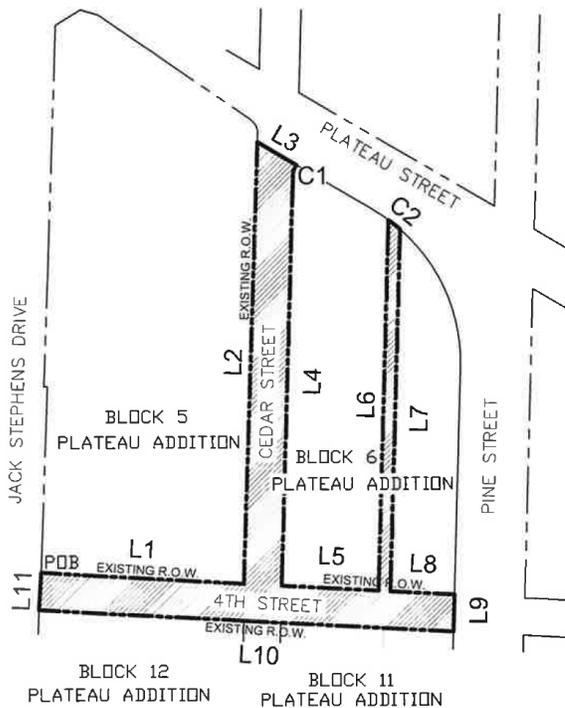
EXHIBIT A

08/05/2020

Situated in the city of Little Rock, Pulaski County, Arkansas and being known as a vacation of; 4th street between Pine street and Jack Stephens Drive, Cedar street between 4th street and Plateau street, and an alley running north to south within Block 6 of the Plateau Addition to the City of Little Rock as shown by plat recorded in Plat Book AB, Page 252 in the Pulaski County Clerk's office, further bounded and described as follows: beginning at the southwesterly corner of Block 5 of said Plateau Addition, said corner lying in the northerly right of way of 4th street at its intersection with the easterly right of way of Jack Stephens Drive; thence S 86°41'48" E a distance of 272.51 feet to a point; thence N 01°55'25" E a distance of 594.61 feet to a point; thence S 59°38'35" E a distance of 62.02 feet to a point; thence along a curve deflecting to the left a distance of 14.10', said curve having a radius of 20.00', and a chord which bears S 21°55'53" W, 13.81', to a point; thence S 01°43'46" W a distance of 553.02 feet to a point; thence S 86°51'06" E a distance of 131.04 feet to a point; thence N 01°41'04" E a distance of 498.92 feet to a point; thence along a curve deflecting to the right a distance of 20.14', said curve having a radius of 238.00', and a chord which bears S 50°56'22" E, 20.13', to a point; thence S 01°41'04" W a distance of 487.10 feet to a point; thence S 86°51'06" E a distance of 85.90 feet to a point; thence S 01°38'39" W a distance of 50.02 feet to a point; thence N 86°51'06" E a distance of 558.48 feet to a point; thence N 03°09'41" E a distance of 50.55 feet to the point of beginning and containing 65343 square feet, 1.500 acres of land, more or less.

LINE	BEARING	DISTANCE
L1	S 86°41'48" E	272.51'
L2	N 01°55'25" E	594.61'
L3	S 59°38'35" E	62.02'
L4	S 01°43'46" W	553.02'
L5	S 86°51'06" E	131.04'
L6	N 01°41'04" E	498.92'
L7	S 01°41'04" W	487.10'
L8	S 86°51'06" E	85.90'
L9	S 01°38'39" W	50.02'
L10	N 86°51'06" W	558.48'
L11	N 03°09'41" E	50.55'

THE VACATED CEDAR STREET AND 4TH STREET RIGHTS-OF-WAY ARE TO BE RETAINED AS UTILITY & DRAINAGE EASEMENTS. THE BLOCK 6 ALLEY RIGHT-OF-WAY IS TO BE VACATED ENTIRELY WITH NO RESIDUAL EASEMENT RIGHTS.



SCALE 1"=200'

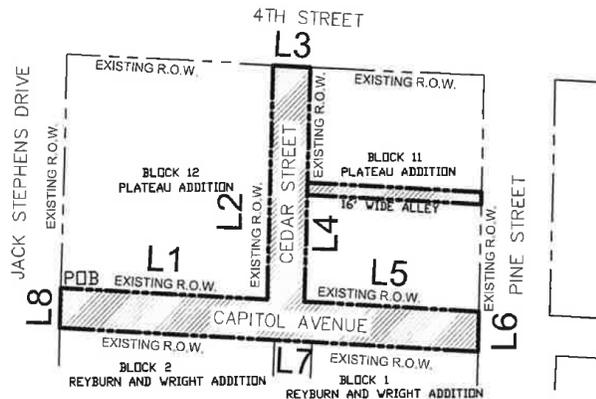
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	14.10'	20.00'	S 21°55'53" W	13.81'
C2	20.14'	238.00'	S 50°56'22" E	20.13'

G:\2013\13-110\ROW ABANDONMENTS\EXHIBIT A.PDF

EXHIBIT B

08/05/2020

Situated in the city of Little Rock, Pulaski County, Arkansas and being known as a vacation of) Capitol Avenue between Pine street and Jack Stephens Drive, and Cedar street between Capitol Avenue and 4th street, further bounded and described as follows:
 beginning at the southwesterly corner of Block 12 of the Plateau Addition to the City of Little Rock as shown by plat recorded in Plat Book AB, Page 252 in the Pulaski County Court Clerk's office, said corner lying in the northerly right of way of Capitol Avenue at its intersection with the easterly right of way of Jack Stephens Drive;
 thence S 86°34'22" E a distance of 276.57 feet to a point;
 thence N 01°43'46" E a distance of 304.51 feet to a point;
 thence S 86°51'06" E a distance of 50.02 feet to a point;
 thence S 01°43'46" W a distance of 304.75 feet to a point;
 thence S 86°34'22" E a distance of 233.52 feet to a point;
 thence S 01°36'38" W a distance of 52.03 feet to a point;
 thence N 86°34'22" W a distance of 560.41 feet to a point;
 thence N 01°56'11" E a distance of 52.02 feet to the point of beginning and containing 44365 square feet, 1.018 acres of land, more or less. AND ALSO, a 16 foot wide alley that may exist running east to west through the entire Block 11 of said Plateau Addition and containing 3731 square feet of land, more or less. For a total of 48,096 square feet, 1.104 acres of land, more or less.



THE VACATED CEDAR STREET AND CAPITOL AVENUE RIGHTS-OF-WAY ARE TO BE RETAINED AS UTILTIY & DRAINAGE EASEMENTS. THE BLOCK 11 ALLEY RIGHT-OF-WAY IS TO BE VACATED ENTIRELY WITH NO RESIDUAL EASEMENT RIGHTS.

LINE	BEARING	DISTANCE
L1	S 86°34'22" E	276.57'
L2	N 01°43'46" E	304.51'
L3	S 86°51'06" E	50.02'
L4	S 01°43'46" W	304.75'
L5	S 86°34'22" E	233.52'
L6	S 01°36'38" W	52.03'
L7	N 86°34'22" W	560.41'
L8	N 01°56'11" E	52.02'

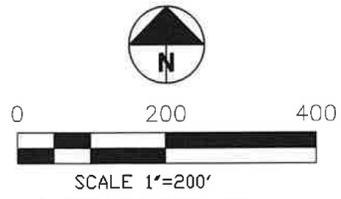
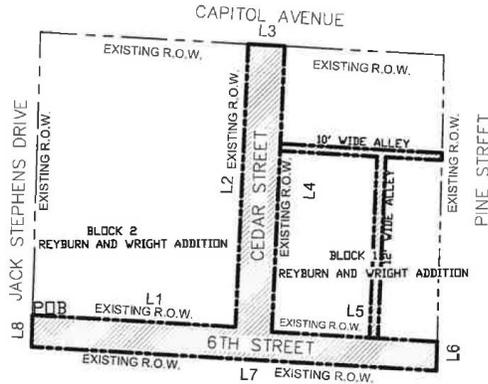


EXHIBIT C

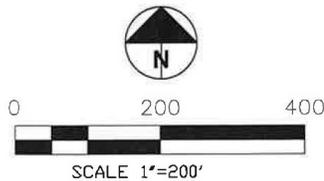
08/05/2020

Situated in the city of Little Rock, Pulaski County, Arkansas and being known as a vacation of; 6th street between Pine street and Jack Stephens Drive, and Cedar street between 6th street and Capitol Avenue, further bounded and described as follows:
 beginning at the southwesterly corner of Block 2 of the Reyburn and Wright Addition to the city of Little Rock as shown by plat recorded in Plat Book 1, Page 25 in the Pulaski County Clerk's office, said corner lying in the northerly right of way of 6th street at its intersection with the easterly right of way of Jack Stephens Road;
 thence S 86°27'19" E a distance of 282.73 feet to a point;
 thence N 02°42'27" E a distance of 391.96 feet to a point;
 thence S 86°34'22" E a distance of 50.00 feet to a point;
 thence S 02°42'27" W a distance of 396.06 feet to a point;
 thence S 86°27'19" E a distance of 230.26 feet to a point;
 thence S 01°34'22" W a distance of 40.02 feet to a point;
 thence N 86°27'19" W a distance of 563.20 feet to a point;
 thence N 01°56'11" E a distance of 44.02 feet to the point of beginning and containing 43454 square feet, 0.998 acres of land, more or less.
 AND ALSO, a 10 foot wide alley that may exist running east to west through the entire Block 1 of said Reyburn and Wright Addition and a 12 foot wide alley in said Block 1 that may exist running north to south between said 10 foot wide alley and the northerly right of way of 6th street and containing 5263 square feet of land, more or less. For a total of 48,717 square feet, 1.118 acres of land, more or less.



LINE	BEARING	DISTANCE
L1	S 86°27'19" E	282.73'
L2	N 02°42'27" E	391.96'
L3	S 86°34'22" E	50.00'
L4	S 02°42'27" W	396.06'
L5	S 86°27'19" E	230.26'
L6	S 01°34'22" W	40.02'
L7	N 86°27'19" W	563.20'
L8	N 01°56'11" E	44.02'

THE VACATED CEDAR STREET AND 6TH STREET RIGHTS-OF-WAY ARE TO BE RETAINED AS UTILTIY & DRAINAGE EASEMENTS. THE BLOCK 1 ALLEYS RIGHTS-OF-WAY ARE TO BE VACATED ENTIRELY WITH NO RESIDUAL EASEMENT RIGHTS.



G:\2013\13-110\ROW ABANDONMENTS\EXHIBIT C.PDF

EXHIBIT D

08/05/2020

Situated in the city of Little Rock, Pulaski County, Arkansas and being known as a vacation of, 7th street between Pine street and Cedar Street, Cedar street between Interstate 630 and 6th street, and an alley running north to south within Block 4 of the Reyburn and Wright Addition to the City of Little Rock as shown by plat recorded in Plat Book 1, Page 25 in the Pulaski County Clerk's office, and all land conveyed to the city of Little Rock lying between 7th Street and the proposed northerly right of way of the current road project as shown hereon, further bounded and described as follows:

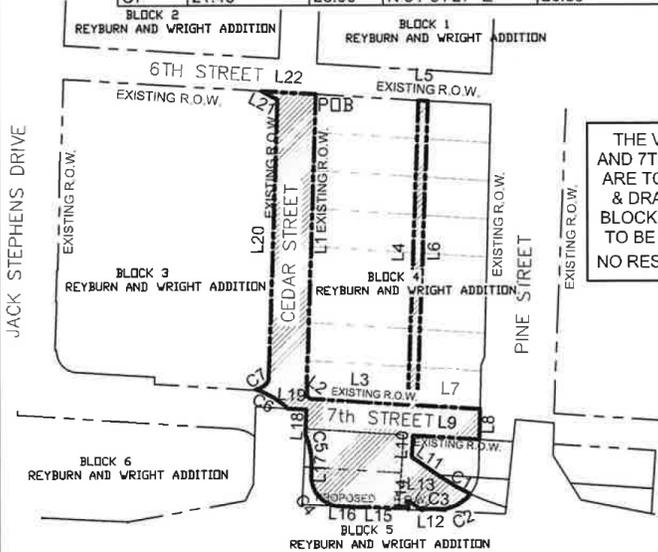
beginning at the northwesterly corner of Block 4 of said Reyburn and Wright Addition, said corner lying in the southerly right of way of 6th street at its intersection with the easterly right of way of Cedar Street;

thence S 01°56'11" W a distance of 395.20 feet to a point; thence S 53°36'55" E a distance of 6.70 feet to a point; thence S 86°17'11" E a distance of 128.59 feet to a point; thence N 02°10'46" E a distance of 399.18 feet to a point; thence S 86°27'19" E a distance of 12.50 feet to a point;

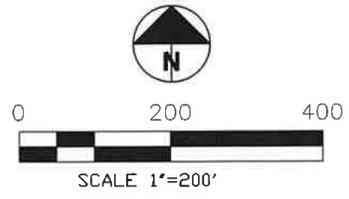
thence S 02°10'46" W a distance of 399.21 feet to a point; thence S 86°17'11" E a distance of 82.50 feet to a point; thence S 01°34'22" W a distance of 40.03 feet to a point; thence N 86°17'11" W a distance of 86.92 feet to a point; thence S 03°45'15" W a distance of 28.12 feet to a point; thence S 55°13'06" E a distance of 45.31 feet to a point; thence along a curve deflecting to the left a distance of 45.94', said curve having a radius of 292.68', and a chord which bears S 59°42'58" E ,45.90',to a point; thence along a reverse curve deflecting to the right a distance of 48.02', said curve having a radius of 51.00', and a chord which bears S 64°35'55" W ,46.27',to a point; thence N 88°22'02" W a distance of 24.59 feet to a point; thence along a curve deflecting to the right a distance of 2.16', said curve having a radius of 342.68', and a chord which bears N 55°23'02" W ,2.16',to a point; thence N 55°13'01" W a distance of 15.30 feet to a point; thence S 03°47'09" W a distance of 9.55 feet to a point; thence N 88°22'02" W a distance of 70.63 feet to a point; thence N 87°06'51" W a distance of 25.80 feet to a point; thence along a curve deflecting to the right a distance of 56.04', said curve having a radius of 39.94', and a chord which bears N 38°15'48" W ,51.55',to a point; thence N 01°51'21" E a distance of 10.36 feet to a point; thence along a curve deflecting to the left a distance of 44.63', said curve having a radius of 103.86', and a chord which bears N 59°03'44" W ,48.70',to a point; thence along a compound curve deflecting to the left a distance of 21.46', said curve having a radius of 26.00', and a chord which bears N 54°51'27" E ,20.85',to a point; thence N 01°56'11" E a distance of 368.13 feet to a point; thence N 61°20'10" W a distance of 23.55 feet to a point; thence S 86°27'19" E a distance of 71.06 feet to the point of beginning and containing 50703 square feet, 1.164 acres of land, more or less.

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	45.94'	292.68'	S 59°42'58" E	45.90'
C2	48.02'	51.00'	S 64°35'55" W	46.27'
C3	2.16'	342.68'	N 55°23'02" W	2.16'
C4	56.04'	39.94'	N 38°15'48" W	51.55'
C5	44.63'	103.86'	N 10°22'46" W	44.29'
C6	49.15'	103.86'	N 59°03'44" W	48.70'
C7	21.46'	26.00'	N 54°51'27" E	20.85'

LINE	BEARING	DISTANCE
L1	S 01°56'11" W	395.20'
L2	S 53°36'55" E	6.70'
L3	S 86°17'11" E	128.59'
L4	N 02°10'46" E	399.18'
L5	S 86°27'19" E	12.50'
L6	S 02°10'46" W	399.21'
L7	S 86°17'11" E	82.50'
L8	S 01°34'22" W	40.03'
L9	N 86°17'11" W	86.92'
L10	S 03°45'15" W	28.12'
L11	S 55°13'06" E	45.31'
L12	N 88°22'02" W	24.59'
L13	N 55°13'01" W	15.30'
L14	S 03°47'09" W	9.55'
L15	N 88°22'02" W	70.63'
L16	N 87°06'51" W	25.80'
L17	N 01°51'21" E	10.36'
L18	N 02°36'16" E	32.71'
L19	N 86°52'02" W	24.55'
L20	N 01°56'11" E	368.13'
L21	N 61°20'10" W	23.55'
L22	S 86°27'19" E	71.06'



THE VACATED CEDAR STREET AND 7TH STREET RIGHTS-OF-WAY ARE TO BE RETAINED AS UTILITY & DRAINAGE EASEMENTS. THE BLOCK 4 ALLEY RIGHT-OF-WAY IS TO BE VACATED ENTIRELY WITH NO RESIDUAL EASEMENT RIGHTS.



G:\2013\13-110\ROW ABANDONMENTS\EXHIBIT D.PDF